



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	01	MINIMUM 100			
Interior Floo	05	ASPH TITL 90			
Interior Floo	03	CONC FINSH 10			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	10	100			
Frame	05	STEEL 100			
Story Height		14 100			
RMS		5 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	OWNER OCC 100			
Quality	01	Quality Level 01			
DOR CODE	1100	STORES, 1 STORY			
MAP NUM		MKT AREA		04	
NEIGHBORHOOD/LOC	4051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	450	100	1993	450	10,487
BAS	11,600	100	1993	11,600	270,326
BAS	140	100	2008	140	3,263
CAN	480	30	1993	144	3,356
PTO	240	5	1993	12	280
UCP	1,100	20	1993	220	5,127
UCP	3,020	20	1993	604	14,076
UST	2,148	40	1993	859	20,018
TOTALS	19,178			14,029	326,932

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1101	04	14,029	55.6865	77.68	1,089,773	1983	1983	0	0	20	50.00	30.00	
1 RETAILSTOR - 0% - 0													
Heated Area: 12190													
HX Base Yr													
Diagram labels: UST 1993, BAS 1993, AOF 1993, UCP 1993, BAS 1993.													

BLD DATE	02/13/2018	KK	LGL DATE	02/13/2018	MLU
XF DATE	02/13/2018	KK	LAND DATE		
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 4									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					326,932				
TOTAL MARKET OB/XF VALUE					39,411				
TOTAL LAND VALUE - MARKET					585,832				
TOTAL MARKET VALUE					952,175				
SOH/AGL Deduction					3,451				
ASSESSED VALUE					948,724				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					948,724				
TOTAL JUST VALUE					952,175				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					862,476				

[illegible]